



Price

£550,000

Freehold

3x  2x  1x 

**Ryegrass Gardens,
Caterham, Surrey, CR3**

cubitt&west
Helping you move forwards



Main features

- 3 bed terraced house
- New build, high specification home
- Ensuite shower room and dressing area to master bedroom
- Stunning kitchen / dining room with bifold doors to garden
- Driveway with 2 parking spaces
- 10 year new build warranty for peace of mind

Accommodation

GROUND FLOOR

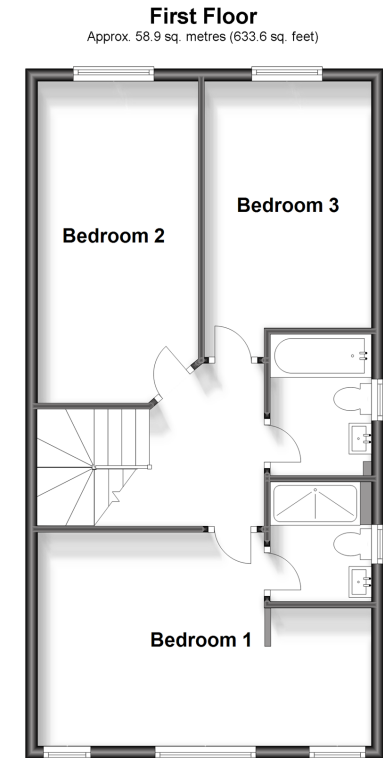
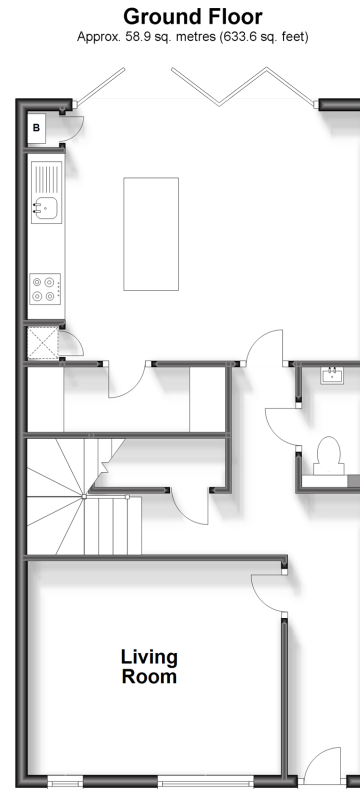
Entrance Hall: 18'4 x 13'5 (5.59m x 4.09m)
 Living Room: 13'8 x 11'6 (4.17m x 3.51m)
 Cloakroom
 Kitchen/Diner: 18'4 x 13'5 (5.59m x 4.09m)
 Utility Room: 10'7 x 3'5 (3.23m x 1.04m)

FIRST FLOOR

Landing
 Bedroom 1: 12'3 x 11'7 (3.74m x 3.53m)
 En-suite Shower Room
 Bedroom 2: 17'5 x 8'5 (5.31m x 2.57m)
 Bedroom 3: 13'1 x 9'6 (3.99m x 2.90m)
 Family Bathroom: 7'8 x 5'8 (2.34m x 1.73m)

OUTSIDE

Driveway
 Rear Garden



Call Caterham - 01883 331000 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



24407643/20231206/TMW/LP